

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>01-368</u>	<u>THE LEARNING EXPERIENCE SCHOOL, INC.</u>
<u>01-398</u>	<u>ACROPOLIS REALTY LLC</u>
<u>01-430</u>	<u>FRANK PEREZ-SIAM, ET AL</u>
<u>03-244</u>	<u>ALEX BEN-WOODROW WALLEN</u>
<u>03-282</u>	<u>KIMET & MYRNA MORIN-POMES</u>
<u>03-292</u>	<u>W. M. & PATRICIA ALEDERMAN</u>
<u>03-306</u>	<u>JOSE A. REY</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/18/03 TO THIS DATE:

HEARING NO. 03-11-CZ12-1 (01-398)

4-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: ACROPOLIS REALTY LLC

- (1) RU-5A & BU-1 to OPD
- (2) DELETION of a Declaration of Restrictions recorded in Official Record Book 11841 at Pages 1328 through 1329.

The purpose of the request is to remove an agreement from the site which limited the commercial uses and tied the BU-1 site to a plan.

- (3) The applicant is requesting to permit a lot with an area of 2.94 acres. (The underlying zoning district regulation requires 3 acres including right-of-way dedication).
- (4) The applicant is requesting to permit a floor area ratio of 0.94. (The underlying zoning regulation permits 0.86).

Plans are on file and may be examined in the Zoning Department entitled "Agora Professional Building," as prepared by Fullerton-Diaz Architects, Inc., dated revised 9-2-03 and 10-2-03 and consisting of 8 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the south ½ of the NE¼ of the NE¼ of the NE¼, less the east 35' thereof and less the west 25' thereof, in Section 4, Township 55 South, Range 40 East. The south 20' of the right-of-way of S.W. 89 Terrace and the east 25' of S.W. 88 Avenue, thereof shall be added to the buildable site.

LOCATION: 8960-70 S.W. 87 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.94 Acres

RU-5A (Semi-professional Offices)
BU-1 (Business – Neighborhood)
OPD (Office Park District)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/18/03 TO THIS DATE:

HEARING NO. 03-11-CZ12-2 (01-430)

24-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: FRANK PEREZ-SIAM, ET AL

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit a lot with an area of 6,141 sq. ft. (The underlying zoning district regulation requires 10,000 sq. ft.).
- (3) Applicant is requesting to permit a lot with a 60' of frontage. (The underlying zoning district regulation requires 100').
- (4) Applicant is requesting to waive the requirement of a wall along the rear (south) property line. (The underlying zoning district regulation requires a 5' high decorative masonry wall or wood fence when abutting a residential district).
- (5) Applicant is requesting to permit a setback of 5' from the interior side (east) property line. (The underlying zoning district regulation requires 15').

A plan is on file and may be examined in the Zoning Department entitled "Small Office Building for First Funding," as prepared by Jorge S. Azze, Architect, dated 12/6/01 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, of GOLFERS HAVEN SUBDIVISION, Plat book 45, Page 21.

LOCATION: The south side of S.W. 40 Street & approximately 120' west of S.W. 59 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 102'

RU-1 (Single Family Residential)
RU-5A (Semi-professional offices)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/16/03 TO THIS DATE:

HEARING NO. 03-12-CZ12-1 (01-368)

27-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: THE LEARNING EXPERIENCE SCHOOL, INC.

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit the expansion of an existing day care center and private school onto additional property to the northeast.
- (2) MODIFICATION of Conditions #2, #8, #9 & #14 of Resolution Z-113-92, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'The Learning Experience,' as prepared by The F.H. Laurier Design Group, dated last revised 6/17/92, consisting of 3 pages, except as herein modified, to permit the proposed detached sign to setback 10' from the official right-of-way line of S.W. 82nd Avenue Road."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'The Learning Experience School,' as prepared by Arquitectonica, dated 1/16/02 with revised site and landscaping plans dated 5/16/02 and consisting of 6 sheets."

FROM: "8. That the number of grades shall be from 6th through 12th grade."

TO: "8. That the grades shall be from infancy through 12th grade."

FROM: "9. That the transportation to be furnished in connection with the use will consist of one vehicle and shall be of a van type; said vehicle may be stored on the premises.

TO: "9. That the transportation to be furnished in connection with the use will consist of two vehicles and both shall be of a van type; said vehicles may be stored on the premises.

FROM: "14. That a 6' high wall constructed of concrete block structure (CBS) shall be maintained along the southerly and easterly property lines, in lieu of a hedge."

TO: "14. That a 6' high wall constructed of concrete block structure (CBS) shall be maintained along the southerly and easterly property lines, in lieu of a hedge, except along the easterly property line between the existing property and the proposed expansion of the property (AKA: as 7990 S.W. 56 Street)."

- (3) DELETION of Condition #4 of Resolution Z-113-92, passed and adopted by the Board of County Commissioners, reading as follows:

"4. That the use be approved and restricted to a maximum of 45 students to be added over time, as follows: (1) during the first two years of operation (i.e., September, 1992 to September, 1994), the number of students shall be restricted to 20 students; and (2) thereafter (beginning with the September, 1994 school term), the number of students may be increased annually by 5 students to a maximum of 45 students."

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APPLICANT: THE LEARNING EXPERIENCE SCHOOL, INC.

PAGE TWO

The purpose of the requests is to permit the applicant to submit a revised plan showing an expansion to an existing child care center and private school facility onto additional property to the Northeast, to allow additional grades, to allow an additional van and to remove restrictions regarding the number of students.

- (4) Applicant is requesting to permit parking within 25' of the right-of-way of S.W. 82nd Avenue Road (not permitted).
- (5) Applicant is requesting to permit a setback of 25' (75' required) from the rear (south) property line, setback 48.5' (75' required) from the interior side (east) property line, setback 48.75' (50' required) from the front (northwest) property line (S.W. 82nd Avenue Road).
- (6) Applicant is requesting to waive the landscaping regulations requiring 18 street trees and 180 shrubs.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing) and under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXISTING BUILDING: Lots 14 & 15, in block 1, of SUNKIST ESTATES, Plat book 40, Page 95. EXCEPT THAT PART HEREINAFTER DESCRIBED: From the NW/ly corner of Lot 14 of said Block 1, run south along the west line of said Lot 14 for a distance of 270.06'± to the southwest corner of said Lot 14; thence run east along the south line of said Lot 14 for a distance of 120'± to the southeast corner of said Lot 14; thence continue along the south line of lot 15 for a distance of 25.61' to a point; thence run parallel to the west line of said Lot 15, for a distance of 220.09' to a point; thence run SW/ly for a distance of 153.09'±, to the Point of beginning; and also except that part of Lot 15 hereinafter described as: Commencing at the southeast corner of said Lot 15, run west along the south line of said Lot 15 a distance of 94.39' to a point; thence run north parallel to the west line of said Lot 15 for a distance of 220.09' to a point; thence run east a distance of 94.39'± to a point on the east line of said Lot 15; thence run south along the east line of said Lot 15 a distance of 220.09'±, to the southeast corner of said Lot 15 to the Point of beginning. PROPOSED BUILDING: Lot 12, Block 1, SUNKIST ESTATES, Plat book 40, Page 95. LESS: That part of Lot 12, Block 1, SUNKIST ESTATES, Plat book 40, Page 95, which lies north of a line that is 50' south and parallel to the north line of the NE ¼ of Section 27, Township 54 South, Range 40 East.

LOCATION: 7990 S.W. 56 Street and 5651 S.W. 82 Avenue Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

APPLICANT: ALEX BEN-WOODROW WALLEN

- (1) Applicant is requesting to permit a two-story residence with a lot frontage of 50' (75' required).
- (2) Applicant is requesting to permit a two-story residence with a lot area of 4,530 sq. ft. (7,500 sq. ft. required).
- (3) Applicant is requesting to permit a two-story residence with a rear setback of 20.58' from the rear (north) property line. (25' required).
- (4) Applicant is requesting to permit a two-story residence setback 7.17' from the interior side (east & west) property lines. (7.5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed New Residence for Mr. Alex Wallen," as prepared by Orestes Lopez-Recio, Architect, dated 8/14/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 43 & 44, Block 2, ZIONA, Plat book 29, Page 75.

LOCATION: The north side of S.W. 127 Terrace and 200' west of S.W. 88 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 90'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-1-CZ12-2 (03-282)

28-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: KIMET & MYRNA MORIN-POMES

- (1) Applicant is requesting to permit a family room and covered terrace addition setback 12.5' from the rear (north) property (25' required).
- (2) Applicant is requesting to permit a single family residence with a lot coverage of 36.3% (35% allowed).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. Kimet & Mrs. Myrna Morin-Pomes Residence Addition," as prepared by Fernando Gomez-Pina, P. E., dated, signed and sealed on 9/18/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 28, LINDI MANOR, Plat book 80, Page 31.

LOCATION: 9431 S.W. 66 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' X 94'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-1-CZ12-3 (03-292)

18-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: W. M. & PATRICIA ALEDERMAN

Applicant is requesting to permit a garage setback 13.2' from the side street (Northwest) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14)(Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Garage Addition," as prepared by Orlando M. Fortun, dated 9/18/03 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 35, PINE SHORE, SECTION SIX, Plat book 111, Page 26.

LOCATION: 12605 S.W. 114 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 130' x 125'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: JOSE A. REY

- (1) Applicant is requesting to permit a single family residence to setback 5' from the interior side (west) property line (15' required).
- (2) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (125' required) and a lot area of 0.91 acre (1 acre required) as a single family residence.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Custom Residence for Mr. Jose Rey," as prepared by Puig Architects/Planners, dated 9/5/03 and 9/9/03 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: A part of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 26, Township 54 South, Range 40 East and described as follows:

Beginning at 230' east of the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence continuing east 107.95' to the E/ly line of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence south 415' along the east line of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence west along a line 415' south of and parallel with the north line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 26, Township 54 South, Range 40 East 88.31'; thence north along the Palmetto Expressway Right-of-Way line 315.69' to an angle point therein; thence NW/ly along the said Palmetto Expressway Right-of-Way line 100' to the Point of beginning.

LOCATION: The southeast corner of theoretical S.W. 68 Street and the Palmetto Expressway (S. R. #826), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.91 Acre

PRESENT ZONING: EU-1 (estates 1 Family 1 Acre Gross)